



Grove Road
Dunstable
Bedfordshire
LU5 4BY

Offers in Excess of £352,000

bettermove

Grove Road Dunstable

Bettermove are pleased to present this charming 3 bedroom end terrace house in Priory, perfect for families.

The property benefits from double glazing, newly installed gas central heating throughout and has off street parking for multiple cars on the driveway.

The interior of this beautifully-presented property comprises an entrance hallway, spacious open-plan living and dining area, kitchen and utility on the ground floor. The first floor comprises 3 good-sized bedrooms and a 3-piece family bathroom. The exterior of the property boasts a gorgeous private rear garden, accessed via the dining room or utility - perfect for enjoying the summer months.

Located in the popular town of Priory, the property is close to a range of amenities in Dunstable Town centre, including shops, supermarkets, restaurants and pubs, as well as excellent schools in the area. It is also a stone's throw from Blow's Downs Nature Reserve for lovely walks.

Excellent transport connections can be found from the A5 and is close to Junctions 9 and 11 on the nearby M1, it is also near Luton Train Station and London Luton Airport.

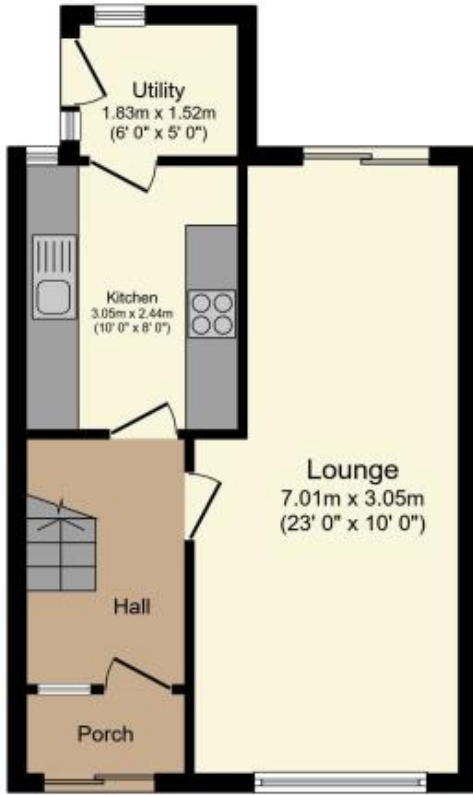
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

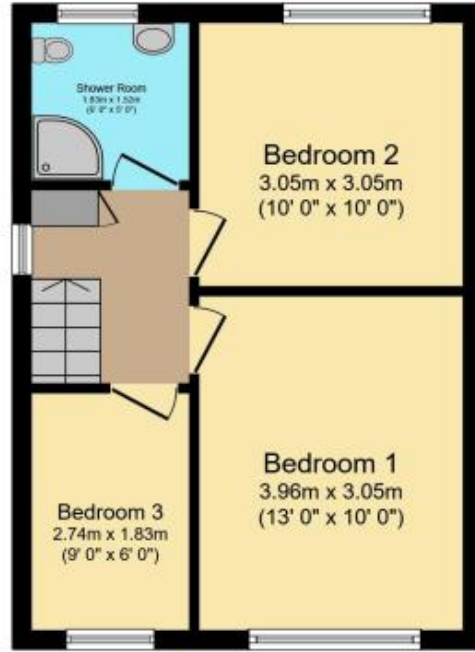
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Total floor area 72.8 sq.m. (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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